### MINUTES

### CITY OF LAKEWOOD

### BOARD OF BUILDING STANDARDS/

# ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW MAY 9, 2019 at 5:30 P.M.

## LAKEWOOD CITY HALL AUDITORIUM

1. Roll Call

**Board Members** 

Others

Robert Donaldson, Vice Chairperson

Alex Harnocz, Planner, Board Secretary

Brian Grambort

Bryce Sylvester, Director, Planning and Development

Amy Haney, Chairperson

Allison Hennie, Urban Designer

David Maniet

John Waddell

2. Approve the minutes of the April 11, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** the April 11, 2019 meeting minutes. All the members voting yea, the motion passed.

3. Approve the minutes of the April 23, 2019 Special Meeting.

A motion was made by Ms. Haney, seconded by Mr. Maniet to **APPROVE** the April 23, 2019 Special Meeting minutes. All the members voting yea, the motion passed.

4. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

Item 14 was Summary Approved at the pre-review meeting on May 2, 2019. A motion and a second are needed for approval.

### SUMMARY APPROVED

### SIGN REVIEW

#### **NEW BUSINESS**

14. Docket No. 05-41-19

15625 Detroit Avenue

Lindey's Lake Bar

() Approve

Matthew Christopher

() Deny

MPAC Construction

() Defer

4732 E. High Street

Mantua, Ohio 44255

Applicant proposes two blade signs for a new business; one on each side of a corner building. (Page 38)

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the summary approved. All the members voting yea, the motion passed.

### **OLD BUSINESS**

### ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 09-95-18** 

C 14519 Detroit Avenue

One Lakewood Place

() Approve

George Papandreas, Exec. V. P.

() Deny

Carnegie Management and Development Corp.

### () Defer

# 27500 Detroit Road, Suite 300 Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the April Special Meeting. (Page 4)

Administrative staff ("staff") provided an introduction. George Papandreas, Carnegie Management and Development Corp., Greg Soltis, RDL Architects were present to provide updates to the proposal. The Board members ("members") liked the look of the first two floors and wanted the look to continue for the upper level of the commercial portion. Materials and design refinement were discussed. Public comment was taken.

- Concern about the brick color.
  - O Color is close to that of the Curtis Block Building.
- Spandrel glass color is important.
- Visual interest should be incorporated in the roofline.
- Deemphasize the second story horizontal line on Detroit side.
- What is the status of and intent for the Curtis Block Building?
  - O Curtis Block is set aside; it will be rehabbed.
- Use permeable pavers for the Plaza.
- Will there be utility hook-ups in the plaza?
  - o Yes.
- What kind of events would be held in the plaza?
  - There had been contact with different organizations for events, such as a farmers' market and LakewoodAlive. There was space for about 90 vendors. There were three zones: the veranda, the alley, and the lower plaza. One of the areas could accommodate about 300 people for social events such as a wedding.
- Concerned about the focus on the industrial look.
  - O The industrial look is what this area is; it translates well into retail and the region.
- What are the materials for the parking garage?
  - O The walls would be screened to create a visual barrier. The bridge would connect to the second and third floors.

Staff said some of the big items of concern were the third and fourth story brick portions, the winter garden, finish at the top of the building.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **DEFER** the request. All the members voting yea, the motion passed.

### 6. **Docket No. 02-09-19**

C 13701/13901 Detroit Avenue and 1406 Wyandotte Avenue Detroit and Bunts Market Rate Apartments

(	)	Δ	p	P	r	O.	V	е

() Deny

() Defer

Jerome Solove

Jerome Solove Development, Inc. 470 Olde Worthington Road, Suite 200

Westerville, Ohio 43082

Applicant requests the review and approval of a planned development consisting of two mid-rise apartment buildings and one parking garage on 2.12 acres, pursuant to section 1156 – planned development. The property is located in a C3, Commercial, General Business district. This item was deferred from the April meeting. (Page 6)

\*The applicant has requested a deferral from the May meeting; presentation will be on the June 13, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

7.	Docket No. 03-20-19	C 16000 and 15801 Detroit Avens Market Rate Apartments	ue
	( ) Approve	Jerome Solove	
	() Deny	Jerome Solove Development, Ir	ıc.
	( ) Defer	470 Olde Worthington Road, St	uite 200
		Westerville, Ohio 43082	

Applicant proposes a mixed-use development consisting of approximately 150 market rate, three-story apartments and parking on approximately 2.4 acres, located on the north and south sides of Detroit Avenue between Rosewood and Cranford Avenues. This item was deferred from the April meeting. (Page 9)

\*The applicant has requested a deferral from the May meeting; presentation will be on the June 13, 2019 meeting.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the request. All the members voting yea, the motion passed.

8.	Docket No. 04-33-19-A	С	15408 and 15410 Madison Avenue	
			Book Brothers	
	( ) Approve		Chris Elfers	
	( ) Deny		Book Brothers	
	( ) Defer		15408 Madison Avenue	
	` ,		Lakewood, Ohio 44107	

Applicant proposes awnings with signage at 15408 & 15410 Madison Avenue. This item was deferred from the April meeting. (Page 11)

### SIGN REVIEW

### 9. **Docket No. 04-33-19-S**

15408 and 15410 Madison Avenue

**Book Brothers** 

Chris Elfers
Book Brothers
15408 Madison Avenue
Lakewood, Ohio 44107

Applicant proposes awnings with signage at 15408 & 15410 Madison Avenue. This item was deferred from the April meeting. (Page 11)

Chris Elfers, Book Brothers, applicant was present to explain the request. Staff, applicant and members discussed the dimensions and color of the awning, text and logo, and the mullions. Public comment was closed. Staff had no additional questions.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** Docket No. 04-33-19 - A. All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to **APPROVE** Docket No. 04-33-19 – S. All the members voting yea, the motion passed.

### **NEW BUSINESS**

#### ARCHITECTURAL BOARD OF REVIEW

10. Docket No. 05-37-19

( ) Approve	Steven Tomasone
() Deny	7231 Forestwood Drive
( ) Defer	Independence, Ohio 44131

Applicant proposes the demolition of an existing home and the construction of a new home. (Page 13)

Steven Tomasone, applicant was present to explain the request. There was discussion between the applicant and members about the revised design and materials. Members expressed concern about the columns size and shape, suggested the addition of a second story element above the columns; addressed the turrets, garage, roofing, gables, et cetera. The members wanted to see an updated materials board along with the selection of doors and windows. Staff requested updated elevations. Public comment was taken. Members requested accurate renderings and elevations of all buildings. Staff suggested to split the item for approve the demolition.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **APPROVE** the submitted site plan and demolition request and allow the Division of Housing and Building to issue a demolition permit. All the members voting yea, the motion passed.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the architectural details of the building. All the members voting yea, the motion passed.

11.	Docket No. 05-38-19	R	2048 Lark Street
	( ) Approve		Conrad Wilkinson
	() Deny		2048 Lark Street
	( ) Defer		Lakewood, Ohio 44107

Applicant proposes exterior modifications of an existing home in order to add a second floor balcony with stairs on the south side of an existing home. (Page 22)

Conrad Wilkinson, applicant was present to explain the request. Staff confirmed the dimensions and that the stairs ended behind the front line of the home. Members suggested a decorative light fixture. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to APPROVE the request with the following condition(s):

• The decorative light fixture is approved administratively.

Mr. Baker, Mr. Donaldson, Ms. Haney, Mr. Waddell voting yea, and Mr. Grambort voting nay, the motion passed.

# 12. Docket No. 05-39-19 C 14018 Detroit Avenue Winking Lizard Tavern

( ) Approve James A. Callam
( ) Deny Winking Lizard Inc.
( ) Defer 25300 Miles Road
Bedford Heights, Ohio 44146

Applicant proposes a new door and to replace the patio side with wood. (Page 27)

James A. Callam, Winking Lizard Inc., applicant was present to explain the modified request. Members asked for details about the wood framing, suggested windows or glass infill within the panels (three, three-foot high wood panels and three windows/glass infill above the panels). The doors were commercial, aluminum, painted to match. Public comment was closed. Staff had no questions and supported the revisions.

A motion was made by Ms. Haney, seconded by Mr. Donaldson to APPROVE the request with the following conditions(s):

• There are six panels total on the west side; bottom panels about three feet tall with glass windows in the top panels. All the members voting yea, the motion passed.

13.	Docket No. 05-40-19	С	13715 Madison Avenue Angelo's Pizza
	( ) Approve		Thomas Kess
	( ) Deny		Angelo's Pizza
	( ) Defer		13715 Madison Avenue
			Lakewood, Ohio 44107

Applicant proposes the change of sidewalk dining patio fence material from metal to wood. (Page 32)

Karen Hedge, Manager, representative was present to explain the request. The members did not like the deck look and suggested to infill the railing system with black decorative metal fencing, paint the wood posts black, use the wood posts as flower boxes. Public comment was closed.

A motion was made by Ms. Haney, seconded by Mr. Waddell to APPROVE the request with the following condition(s):

- Black stain or paint the wood posts/flower boxes.
- Infill the railing system with black decorative metal fence.

All the members voting yea, the motion passed.

### **ADJOURN**

A motion was made by Ms. Haney, seconded by Mr. Waddell to **ADJOURN** at 8:11 p.m. All the members voting yea, the motion passed.

4 3





### **Oath**

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

ceeding win be the fittin, the whole truth and	nouning but the truth.
PRINT NAME:	SIGN NAME:
2. Ben Spelerell	By MM
3. Nicole Shedder	MSlidde
4. Patrick Duffy	1072 Kirtland.
5. Inh. Chris Elfers	Em C
STEWTOMAGE	
7. Jeff Holys	Jeff Jan
8.	World Hogni/1:
2. James Wilkinson	1 sport
10. Jim laum	
11	
Prepared by: The City of Lakewood Law Departmen	nt, 12650 Detroit Ave., Lakewood, Ohio 44107
FOR CITY USE 0	ONLY ————
Lakewood Administrative Procedure: ☐ ABR/BBS ☐ Citized Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appear	
Date of Proceeding: Thursday	May 9, 2019



May 8, 2019

Lakewood Planning & Dev 12650 Detroit Avenue Lakewood, OH 44107

RE: Docket #05-40-19 Sidewalk Dining Patio Fence Angelo's Pizza 13715 Madison Avenue

Dear Alex,

This letter serves as authorization for my manager, Karen Hedge to act on our behalf as the designated representative at the May 9th docket hearing. I can be reached on my cell phone (941) 830-2782 should you have any questions. Thank you.

Sincerely,

Sandra Kess, Co-owner Secretary/Treasurer

From:

Sylvester, Bryce

To:

Harnocz, Alex; Hennie, Allison

Subject:

FW: Docket No. 05-40-19. 13715 Madison Avenue Angelo's Pizza

Date:

Tuesday, May 7, 2019 5:16:02 PM

#### FYI

Bryce Sylvester, AICP Director of Planning and Development City of Lakewood 216-529-6635 bryce.sylvester@lakewoodoh.net

----Original Message----

From: gweber@weberarchitecture.com < gweber@weberarchitecture.com>

Sent: Tuesday, May 7, 2019 4:59 PM

To: Sylvester, Bryce <Bryce.Sylvester@lakewoodoh.net>

Subject: Docket No. 05-40-19. 13715 Madison Avenue Angelo's Pizza

Dear Bryce,

We strongly object to the use of treated lumber for the sidewalk dining patio fence for following reasons:

- 1) Treated lumber is an inappropriate material for this application.
- 2) Treated lumber has an unfinished look and should be painted.
- 3) In general, the appearance of a treated lumber patio fence is aesthetically detrimental to our neighborhood. The black metal (aluminum) fence is more appropriate.

Angelo's installed a wood fence weeks before we received your Public Notice.

Also, please note, Angelo's has increased the seating capacity on their patio from the APPROVED sixteen (16) seats.

Currently, the patio has eighteen (18) seats.

Last year the patio had twenty (20) seats.

As you are aware, our neighborhood has a serious lack of parking.

Parking spaces are not available for the added number of seats. We understand John Gentner is no longer permitting Angelo's customers to park behind his building at 13708 Madison Avenue.

Please feel free to call me with questions or to discuss.

Respectfully,

Gerry Weber

Weber Architecture 13711 Madison Avenue Lakewood, OH 44107 216-226-6009 Cell 216-952-7038 Fax 216-521-2206

Sent from my iPhone





























































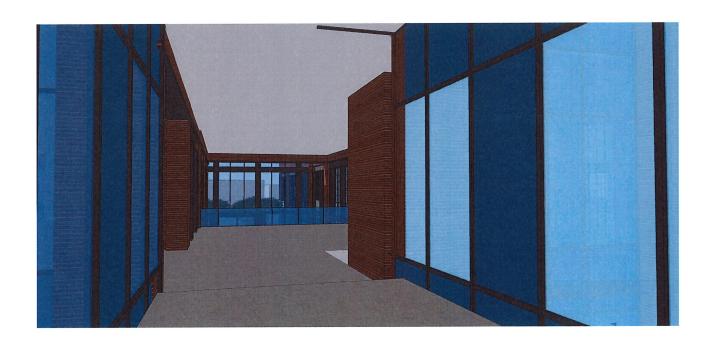








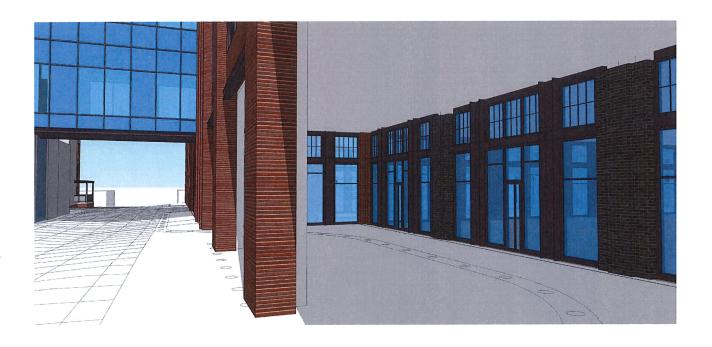


























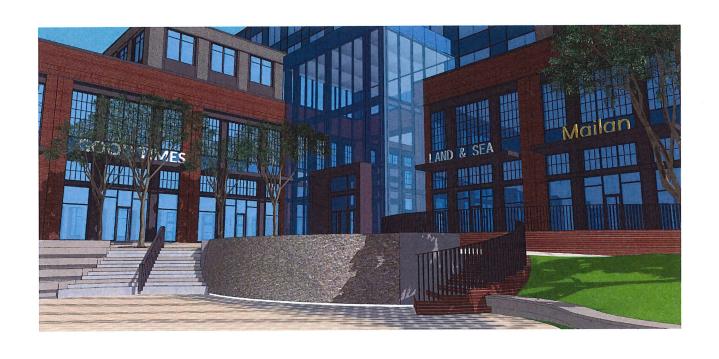






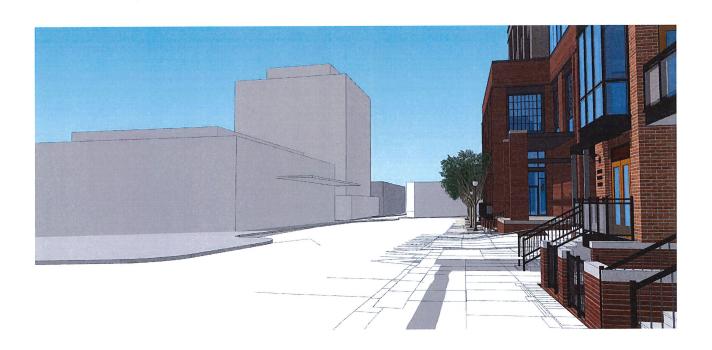












































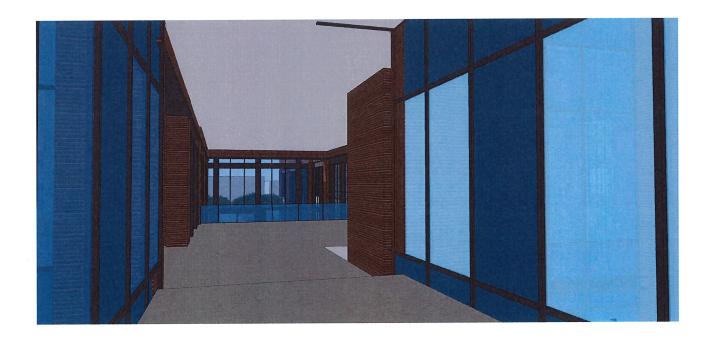


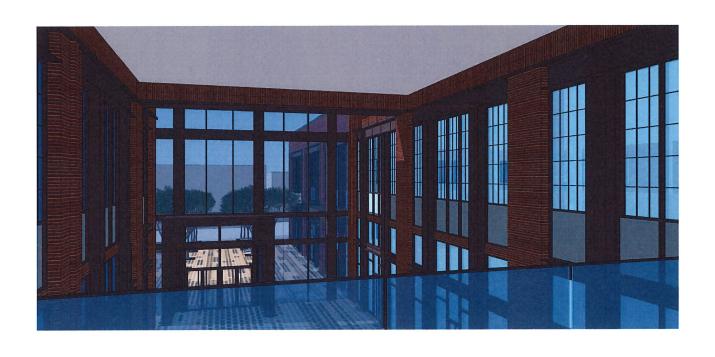






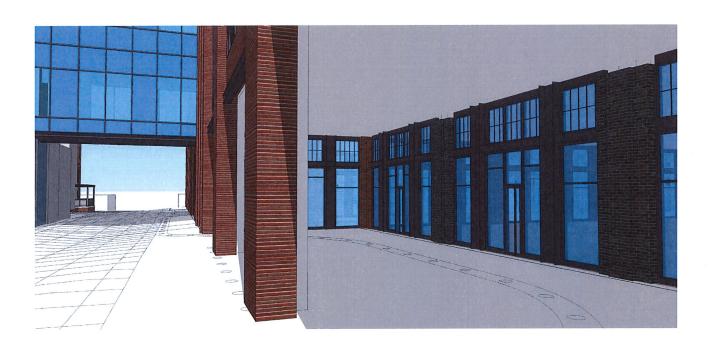




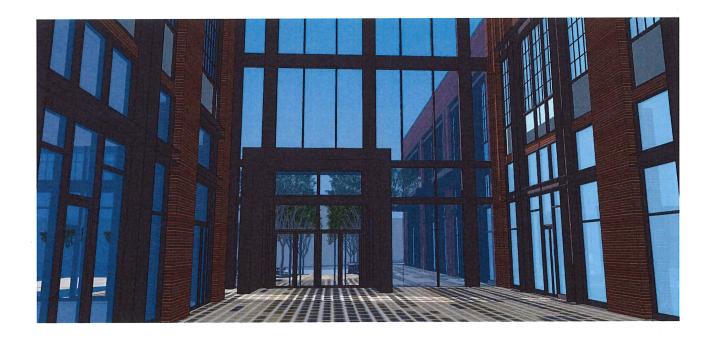


















ONE LAKEWOOD PLACE | LAKEWOOD, OHIO | COMMERCIAL BUILDING ELEVATION











FRONT ELEVATION. DETROIT AVENUE



























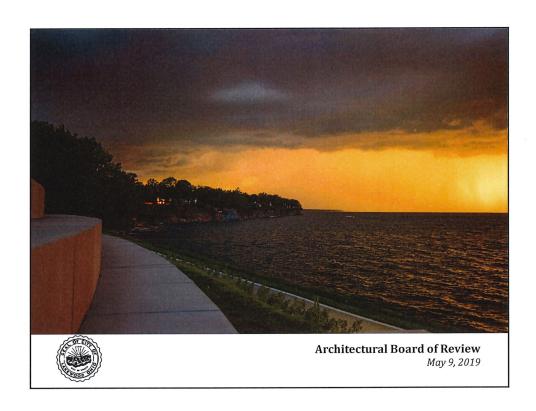


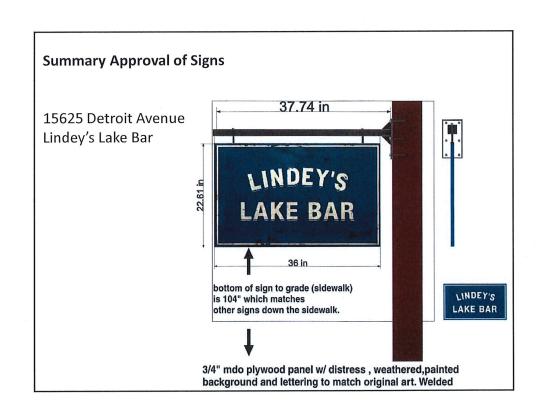
















## **Planned Development Approval Process**

### **Request Tonight: Deferral**

- 1. Planning Commission reviews plan for preliminary approval approved December 6<sup>th</sup>, 2018
- 2. Planning Commission reviews and approves final development
- 3. Architectural Board of Review reviews and approves Final PD Plan to be in compliance with 1156.05
- 4. City Council approves Planned Development zoning

14519 Detroit Avenue One Lakewood Place Planned Development Rezoning

#### What ABR will approve in the future?

- · Comprehensive sign plan per Chapter 1329
- Retail storefront design for independent retail tenants
  - Including any potential impact on the design of the public plaza
- Outdoor dining (if applicable) materials, furniture, umbrellas see Outdoor
   Design Guidelines
- Final design of the Curtis Block with a Certificate of Appropriateness from ABR

#### What ABR is approving as part of the final PD Plan?

Planned Development per 1156.05 for the overall project

## ABR is charged with review of:

- Building and Site Design
- Building Materials
- Pedestrian Access and Circulation.
- Parking
- Landscaping and Screening
- Screening of roof-mounted equipment
- Streetscape Improvements
- Service Area and Mechanical Screening.
- Signage
- Lighting
- Fences
- Urban Open Space
- Amenities

# **Tonight**

Commercial building revisions

